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Town Planner's Recommendation
Wednesday, September 17, 2014

IX. Public Hearing – Oyster River School District - New Track and Fields.

Construction of a 400-meter running track and synthetic multi-use field in the location of the existing soccer field, 1,000-seat bleachers, a baseball field and softball field, and site lighting, including four 80 foot tall light poles. The project is presented for nonbinding comments from the Planning Board in accordance with RSA 674:54 Governmental Use of Property. Map 3, Lot 4-0. Residence A Zoning District.

- I recommend the board offer any nonbinding comments on the project

Please note the following:

- 1) Governmental use. As a governmental use of property this project is subject to RSA 674:54. The board can make only nonbinding comments, recommendations, requests to the Oyster River School District. In accordance with the intent of the RSA and the board's practice, this project should be reviewed in only the one meeting on Wednesday, and not be continued to another. The applicant met with the Technical Review Group on September 9.
- 2) Building and Fire Codes. Although exempt from zoning and site plan review, the project is still subject to the building and fire codes. The Fire Department will review carefully to ensure there is adequate access for fire service. Building and electrical permits will be needed and handicap access in accordance with ADA.
- 3) Scoreboard and sound system. We asked the applicant about a scoreboard and a sound system. Will these be added/upgraded?
- 4) Lighting. See the information regarding proposed lighting. There will be four 80 foot high poles added around the track. According to the illumination plan, the highest footcandle measurement on the ground (on the field) will be 72 footcandles. The average will be 51 footcandles. There are 2 illumination plans. We can ask the applicant to explain the difference between the 2 plans – “guaranteed average” vs. “scan average.”
- 5) Hours of use. What days, hours, and seasons will the facility be used and the lighting be used?

- 6) Bleachers. The applicant did not submit a rendering of the bleachers
- 7) Sidewalk. The applicant needs to have the sidewalk right up to the fence as it would be more maintenance to have a grass strip between the sidewalk and the fence.
- 8) Electric. All new lines will be underground. Some existing poles and above ground lines will be replaced with new poles with above ground lines.
- 9) Parking. The applicant is not adding any parking. They do not think any additional is needed. They would not be using the various facilities all at the same time.
- 10) Bike rack. The applicant is amenable to adding a bicycle rack.
- 11) Landscaping. No new landscaping is proposed. No additional irrigation facilities are being added.
- 12) Skinned field. A “skinned field” means the dirt portion of the baseball infield.
- 13) Fencing. All new fencing will be black vinyl coated.
- 14) Stone wall. A substantial stone wall will be removed. I suggested the applicant to speak with the school about possible relocation and reconstruction of the wall somewhere on the school property. Evidently, it is not in good condition but could be rebuilt to be an attractive amenity on the property.
- 15) Wetlands. Some wetlands will be filled as part of the project